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HEREWARD GREEN

**CHURCHILL**  
estates



# Hereward Green, Loughton

Price Guide £275,000

Tenure : Freehold

Floor Area : 440.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

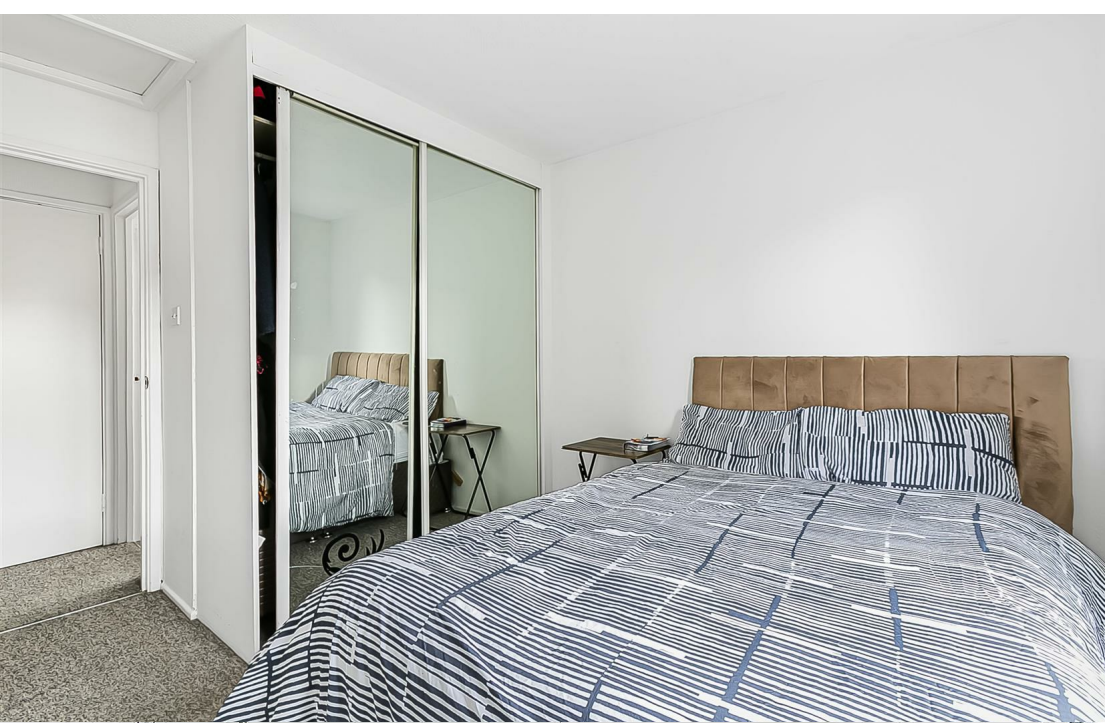


£275,000 - £300,000

This house presents an excellent opportunity for first-time buyers or investors. The property boasts a modern design that is both functional and inviting. Inside, you will find a well-proportioned reception room that offers a perfect space for relaxation or entertaining guests. The bedroom is comfortable and bright, providing a peaceful retreat at the end of the day. The bathroom is conveniently located and well-appointed, catering to all your needs. One of the standout features of this property is its private garden, an ideal spot for enjoying the outdoors or hosting summer barbecues. Additionally, the property comes with allocated parking, ensuring that you have a secure place for your vehicle. Location is key, and this house does not disappoint. It is just 1.3 miles from Debden Central Line station, making commuting to London and beyond a breeze. Furthermore, bus routes are merely a stone's throw away, providing excellent transport links. For your everyday needs, a pleasant 0.6-mile stroll will take you to the nearest amenities. This property is being offered on a chain-free basis, allowing for a smooth and straightforward purchase process. With its appealing features and prime location, this house is a fantastic opportunity that should not be missed.

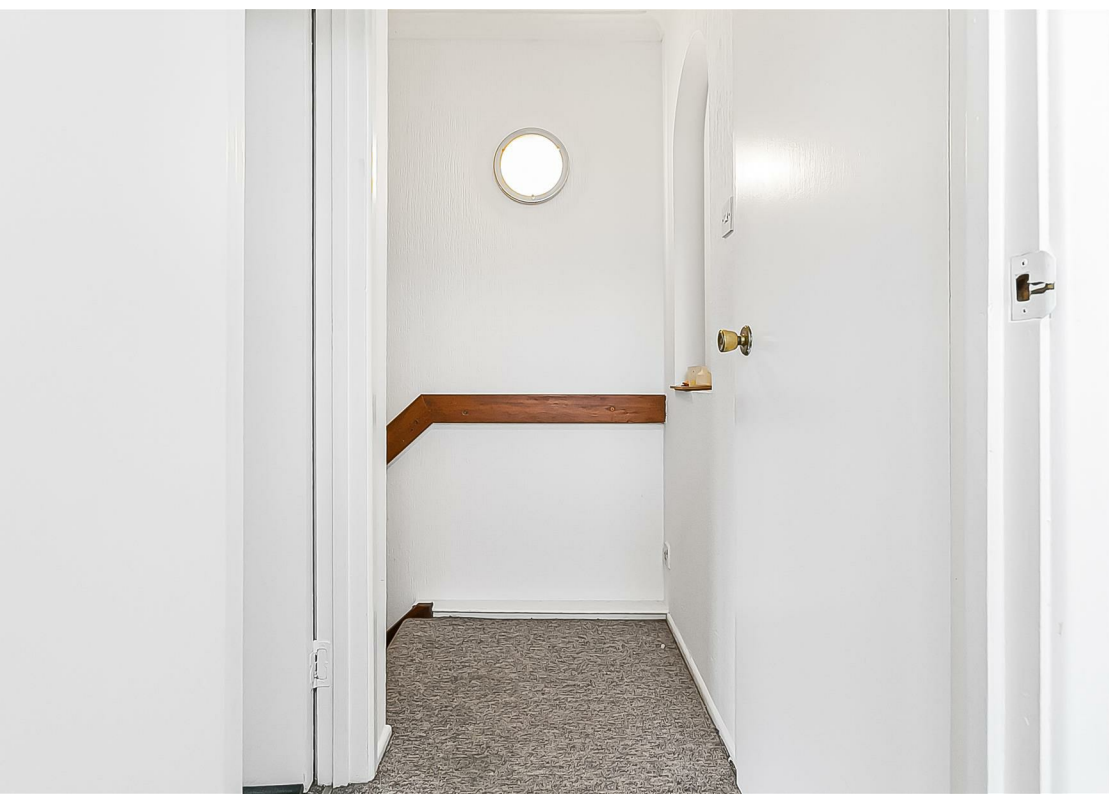






- Chain-free
- Allocated parking
- 1.3 miles to Debden Central Line station
- 0.6 miles to nearest amenities
- Ideal for first time buyers or investors
- Private garden
- Double bedroom with built in wardrobes
- Bus routes nearby
- Modern throughout
- £275,000 - £300,000

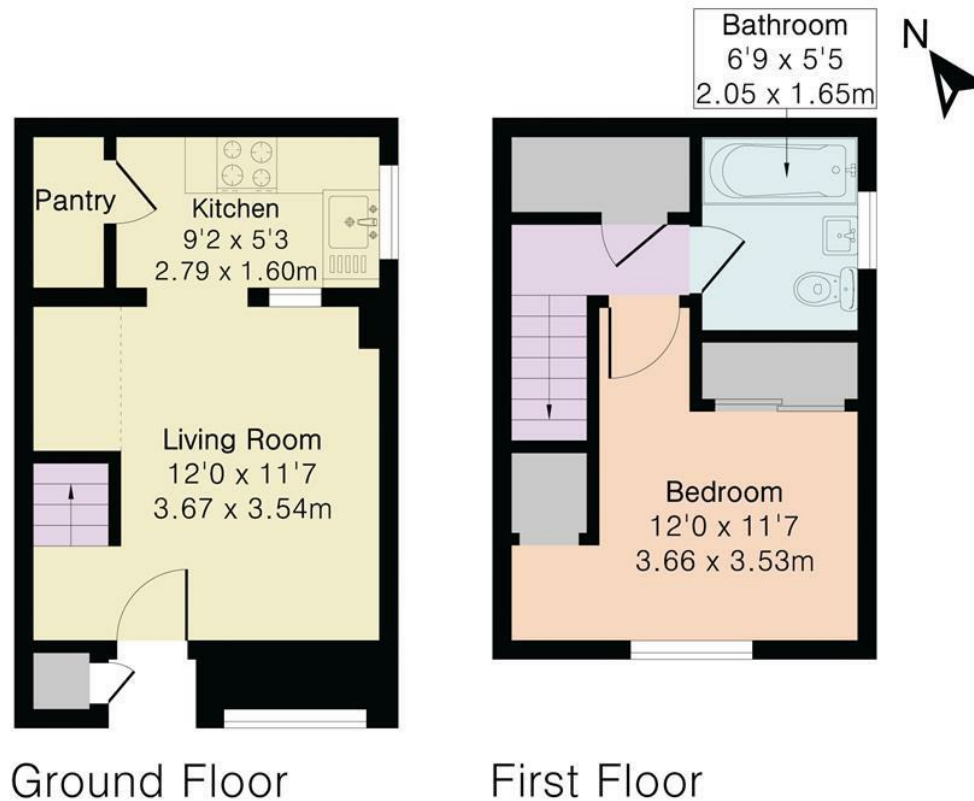




**Approximate Gross Internal Area 440 sq ft - 41 sq m**

Ground Floor Area 229 sq ft – 21 sq m

First Floor Area 211 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Email [buckhursthill@wearechurchills.co.uk](mailto:buckhursthill@wearechurchills.co.uk)

To view call **0208 504 2222**

